049.0	0002	0022.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	841,700 /	841,700
					USE VALUE:	841,700 /	841,700
					ASSESSED:	841,700 /	841,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES A--TRS/ETAL
Owner 2:	CAHILL MARY ANN/PIGOTT TR
Owner 3:	
Street 1:	47 DUDLEY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,060 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Aluminum Exterior and 3341 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5060.000	495,000	6,500	340,200	841,700
Total Card	0.116	495,000	6,500	340,200	841,700
Total Parcel	0.116	495,000	6,500	340,200	841,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 251.95 | /Parcel: 251.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 34732

GIS Ref

GIS Ref

Insp Date 02/23/16

!4135!

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,000	6500	5,060.	340,200	841,700	841,700	Year End Roll	12/18/2019
2019	104	FV	395,000	6500	5,060.	340,200	741,700	741,700	Year End Roll	1/3/2019
2018	104	FV	395,000	6500	5,060.	228,400	629,900	629,900	Year End Roll	12/20/2017
2017	104	FV	369,600	6500	5,060.	218,700	594,800	594,800	Year End Roll	1/3/2017
2016	104	FV	369,600	6500	5,060.	211,000	587,100	587,100	Year End	1/4/2016
2015	104	FV	306,100	6500	5,060.	169,800	482,400	482,400	Year End Roll	12/11/2014
2014	104	FV	306,100	6500	5,060.	151,800	464,400	464,400	Year End Roll	12/16/2013
2013	104	FV	318,800	6500	5,060.	144,100	469,400	469,400		12/13/2012

PRINT

Date	Time
12/10/20	19:12:22

LAST REV

Date	Time
03/02/19	12:53:29

apro

PAT ACCT. 4135

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20918-252		12/1/1990		99	No	No		A

USER DEFINED

Prior Id # 1:	34732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2016	Inspected	PC	PHIL C
2/23/2009	Meas/Inspect	189	PATRIOT
2/8/2000	Measured	197	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5060		Sq. Ft.	Site		0	70.	0.96	11			Med. Tr	-15					340,221						340,200	

Total AC/HA: 0.11616 | Total SF/SM: 5060 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 340,221 | Spl Credit | Total: 340,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.93470716
Const Adj.:	0.99989998
Adj $ / SQ:	149.538
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717330
Depreciation:	222372
Depreciated Total:	494958

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

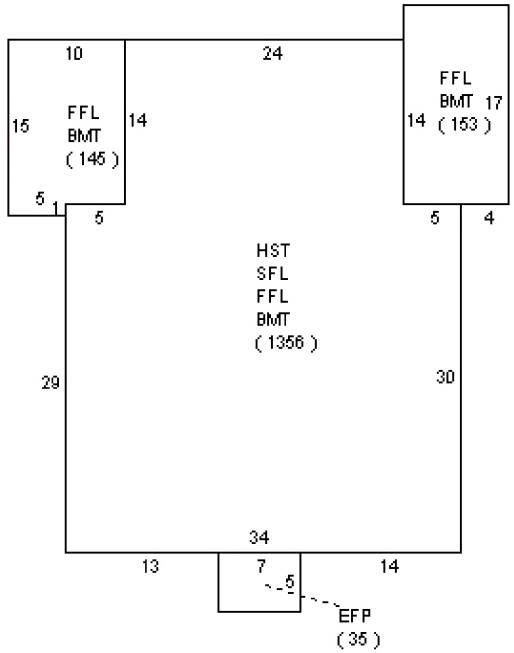
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.54
Special Features:	0	Val/Su Net:	92.06
Final Total:	495000	Val/Su SzAd	134.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,654	50.690	83,847
FFL	First Floor	1,654	149.540	247,336
SFL	Second Floor	1,356	149.540	202,774
HST	Half Story	678	89.720	60,832
EFP	Enclos Porch	35	72.590	2,541

Net Sketched Area:	5,377			Total:	597,330
Size Ad	3688	Gross Are	6055	FinArea	3341

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 049.0-0002-0022.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X24	A	AV	1915	19.53	T	40	104			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:		Total:	6,500